

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: STUART
Local Government Number: 39G369

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
STUART URBAN RENEWAL	01003	5
STUART QUAIL RUN PHASE I URBAN RENEWAL	01007	2
STUART QUAIL RUN PHASE II URBAN RENEWAL	01008	1
STUART 1990 URBAN RENEWAL	39003	3

TIF Debt Outstanding: 12,192,028

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	170,397	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0	
TIF Sp. Revenue Fund Interest:	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	0	

Rebate Expenditures:	0	
Non-Rebate Expenditures:	0	
Returned to County Treasurer:	0	
Total Expenditures:	0	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	170,397	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 12,021,631

Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL
 UR Area Number: 01003

UR Area Creation Date: 10/2007

UR Area Purpose: To expand the list of urban renewal activities which may undertaken by the City

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM	01055	01048	8,865,863
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM	01057	01050	0
STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM	01064	01065	0
STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM	01073	01074	0
STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR TIF INCREM	01078	01079	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,385,147	18,086,243	0	0	-16,668	24,454,722	0	24,454,722
Taxable	0	3,372,403	18,086,243	0	0	-16,668	21,441,978	0	21,441,978
Homestead Credits									49

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **170,397** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **170,397** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For STUART URBAN RENEWAL

Municipal bldg

Description:	Blighted public buildings
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Aquatic center

Description:	Blighted public buildings
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Cultural Center

Description:	Blighted public building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

AMS REinvestment

Description:	Economic development
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

Wambold project

Description:	Housing project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

S 7th street project

Description:	Street project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STUART URBAN RENEWAL

Municipal

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,045,000
Interest:	1,183,440
Total:	5,228,440
Annual Appropriation?:	Yes
Date Incurred:	06/01/2013
FY of Last Payment:	2029

Aquatic center

Debt/Obligation Type:	Other Debt
Principal:	132,500
Interest:	0
Total:	132,500
Annual Appropriation?:	No
Date Incurred:	11/14/2008
FY of Last Payment:	2018

Cultural Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,275,000
Interest:	427,489
Total:	1,702,489
Annual Appropriation?:	Yes
Date Incurred:	12/18/2007
FY of Last Payment:	2027

AMS REinvestment

Debt/Obligation Type:	Other Debt
Principal:	200,000
Interest:	0
Total:	200,000
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2018

Wambold project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,275,000
Interest:	986,826
Total:	3,261,826
Annual Appropriation?:	Yes
Date Incurred:	08/27/2013
FY of Last Payment:	2025

S7th street project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,255,000
Interest:	200,548
Total:	1,455,548
Annual Appropriation?:	No
Date Incurred:	12/04/2012
FY of Last Payment:	2031

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART URB REN INCREM
 TIF Taxing District Inc. Number: 01048

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	6,385,147	18,086,243	0	0	-16,668	24,454,722	0	24,454,722
Taxable	0	3,372,403	18,086,243	0	0	-16,668	21,441,978	0	21,441,978
Homestead Credits									49

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,153,952	21,317,438	8,865,863	12,451,575	406,499

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG UR TIF INCREM
 TIF Taxing District Inc. Number: 01050

TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	142,672	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/1998 STUART UR RE INCREM
 TIF Taxing District Inc. Number: 01065
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,060,354	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART URBAN RENEWAL (01003)
 TIF Taxing District Name: STUART CITY/W CENTRAL VALLEY SCH/STUART UR #3 INCREM
 TIF Taxing District Inc. Number: 01074
 TIF Taxing District Base Year: 0
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	90,483	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART URBAN RENEWAL (01003)
TIF Taxing District Name:	STUART CITY AG/W CENTRAL VALLEY SCH/STUART CITY AG AMEND 3 UR
TIF INCREM	
TIF Taxing District Inc. Number:	01079
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	153,611	0	0	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE I URBAN RENEWAL
 UR Area Number: 01007

UR Area Creation Date: 12/2000

UR Area Purpose: To increase the size of the original district.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM	01089	01090	574,377
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM	01091	01092	3,024

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,163	1,069,067	15,290	0	0	-5,556	1,087,964	0	1,087,964
Taxable	5,489	564,643	15,290	0	0	-5,556	579,866	0	579,866
Homestead Credits									7

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 0

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For STUART QUAIL RUN PHASE I URBAN RENEWAL

1st equity builders

Description:	housing project
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For STUART QUAIL RUN PHASE I URBAN RENEWAL

1st equity

Debt/Obligation Type:	Other Debt
Principal:	19,292
Interest:	0
Total:	19,292
Annual Appropriation?:	No
Date Incurred:	12/01/2008
FY of Last Payment:	2018

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY/WEST CENTRAL VALLEY SCH/STUART QUAIL RUN PHASE I INCREM
TIF Taxing District Inc. Number:	01090
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,069,067	15,290	0	0	-5,556	1,078,801	0	1,078,801
Taxable	0	564,643	15,290	0	0	-5,556	574,377	0	574,377
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	246,972	574,377	574,377	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE I URBAN RENEWAL (01007)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE I UR TIF INCREM
TIF Taxing District Inc. Number:	01092
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	9,163	0	0	0	0	0	9,163	0	9,163
Taxable	5,489	0	0	0	0	0	5,489	0	5,489
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,139	3,024	3,024	0	0

FY 2014 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART QUAIL RUN PHASE II URBAN RENEWAL
 UR Area Number: 01008

UR Area Creation Date:

UR Area Purpose:

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN PHASE II UR TIF INCREM	01093	01094	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	0	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART QUAIL RUN PHASE II URBAN RENEWAL (01008)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/STUART AG QUAIL RUN
PHASE II UR TIF INCREM	
TIF Taxing District Inc. Number:	01094
TIF Taxing District Base Year:	0
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL
 UR Area Number: 39003

UR Area Creation Date: 11/1991

UR Area Purpose: To help local officials promote economic development in the City of Stuart

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM	39091	39092	10,043,996
STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM	39107	39108	6,894,408
STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)	39119	39120	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	32,792,827	4,937,088	44,025	0	-118,528	37,655,412	0	37,655,412
Taxable	0	17,320,087	4,937,088	44,025	0	-118,528	22,182,672	0	22,182,672
Homestead Credits									271

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For STUART 1990 URBAN RENEWAL

Dollar general

Description:	grant for economic development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

Depot project

Description:	remodiling blighted public building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

Wausau

Description:	grant for economic development
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For STUART 1990 URBAN RENEWAL

2005 G.O. loan notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	53,500
Interest:	4,441
Total:	57,941
Annual Appropriation?:	No
Date Incurred:	12/01/2005
FY of Last Payment:	2016

2011 G.O.bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	105,000
Interest:	3,992
Total:	108,992
Annual Appropriation?:	No
Date Incurred:	08/30/2011
FY of Last Payment:	2017

Wausau

Debt/Obligation Type:	Other Debt
Principal:	25,000
Interest:	0
Total:	25,000
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2019

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TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/98 UR INCREM
 TIF Taxing District Inc. Number: 39092
 TIF Taxing District Base Year: 1997
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	25,780,103	1,586,719	0	0	-94,452	27,272,370	0	27,272,370
Taxable	0	13,616,202	1,586,719	0	0	-94,452	15,108,469	0	15,108,469
Homestead Credits									210

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,322,826	10,043,996	10,043,996	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: STUART (39G369)
 Urban Renewal Area: STUART 1990 URBAN RENEWAL (39003)
 TIF Taxing District Name: STUART CITY/WEST CENTRAL VALLEY SCH/URBAN REN INCREM
 TIF Taxing District Inc. Number: 39108
 TIF Taxing District Base Year: 1990
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: \$taxableDistrict.statutoryEndYear

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,012,724	3,350,369	44,025	0	-24,076	10,383,042	0	10,383,042
Taxable	0	3,703,885	3,350,369	44,025	0	-24,076	7,074,203	0	7,074,203
Homestead Credits									61

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,488,634	6,918,484	6,894,408	24,076	771

FY 2014 TIF Revenue Received: 0

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TIF Taxing District Data Collection

Local Government Name:	STUART (39G369)
Urban Renewal Area:	STUART 1990 URBAN RENEWAL (39003)
TIF Taxing District Name:	STUART CITY AG/WEST CENTRAL VALLEY SCH/URBAN REN INCREMENT (ORIG)
TIF Taxing District Inc. Number:	39120
TIF Taxing District Base Year:	1990
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	40,607	0	0	0	0

FY 2014 TIF Revenue Received: 0